

\$779,000 - 3327 44 Street Sw, Calgary

MLS® #A2175551

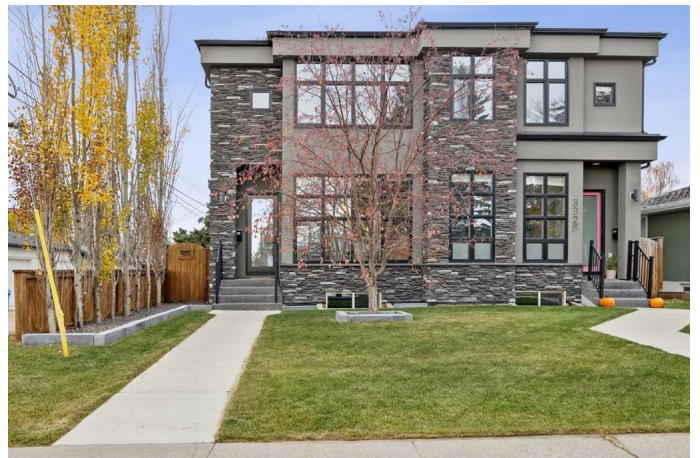
\$779,000

3 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Open house on Saturday Nov 2 and Sunday Nov 3, 11am-2pm Nestled in the heart of the coveted Glenbrook community, this semi-detached home exudes modern elegance and comfort at every turn. Step through the front entry to be greeted by rich flooring that runs throughout the main level, setting a sophisticated tone. The airy open layout flows effortlessly from room to room, enhanced by central A/C to keep your living spaces comfortable year-round. The kitchen is a true centerpiece, boasting gleaming white cabinetry that contrasts beautifully with the polished quartz countertops. Whether you're preparing an elaborate feast or a simple breakfast, this space caters to every culinary need with grace. Just steps away, the dining area is bathed in natural light streaming from generous south-facing windows, perfect for relaxed meals or lively gatherings. The living room is equally inviting, anchored by a cozy gas fireplace and highlighted by a large patio door that opens to a sprawling deck. Equipped with a BBQ gas line, this outdoor space makes entertaining effortless, while the low-maintenance landscaping ensures you can enjoy more leisure time. Upstairs, you'll find three spacious bedrooms, each designed to be a private retreat. The primary suite is a showstopper, featuring a spa-like ensuite with dual sinks, a sumptuous tub, and a glass-enclosed shower, perfect for unwinding after a long day. Convenience is at the forefront with an upstairs laundry room and a



well-appointed 4-piece bath completing this level. The basement remains undeveloped, offering a blank canvas to tailor this home even further to your needs. The detached double garage adds to the convenience and functionality, making this property a true gem in Glenbrook—a must-see for those looking for style, comfort, and location!

Built in 2012

Essential Information

MLS® #	A2175551
Price	\$779,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3327 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3R7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2024
Date Sold	November 15th, 2024
Days on Market	17
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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